



## 3.0 Project Description

### 3.1 Location and Setting

As shown on Exhibit 3-1 (Regional Location Map), the City of Murrieta is located in southwestern Riverside County. The City's Planning Area is comprised of 26,852 acres (41.96 square miles) of which 21,511 acres (33.61 square miles) are located within the City limits and 5,341 acres (8.34 square miles) are located within the City's Sphere of Influence. Surrounding cities include Menifee to the north, Temecula to the south and east, Wildomar to the west, and unincorporated Riverside County to the north, south, and east. The San Diego County border is just south of Temecula, and Orange County lies on the other side of the Santa Ana Mountains to the west. Regional access to the City is provided by the Interstates 15 and 215.

### 3.2 Background

In 2009, the City of Murrieta initiated a comprehensive update of the General Plan which was adopted on July 19, 2011 and included a Climate Action Plan. The City's 2011 General Plan consists of the following elements: Land Use, Economic Development, Circulation, Infrastructure, Healthy Community, Conservation, Recreation and Open Space, Air Quality, Noise, Safety and Housing. In 2018, the City issued a request for proposals (RFP) to prepare a focused General Plan Update (GPU) of the City's 2011 General Plan, a CAP Update, and the preparation of the SEIR. In 2019, the City augmented the scope of work to include a focused Zone Change and Zone Code Amendment. The "proposed Project" in this SEIR includes a GPU, CAP Update, and Zone Code Amendment.

### 3.3 Statement of Objectives

The City of Murrieta's objectives for the proposed Project are as follows:

- Provide a focused update to the 2011 General Plan and the Zoning Code.
- Address changes in State law enacted since the adoption of the 2011 General Plan.
- Evaluate the Office Research Park designation and recommend any revisions and/or provide a new land use designation.



- Modify the organization and location of land use designations in key areas of the City.
- Update General Plan development projections to the year 2035.
- Provide a basis for informative decisions when considering development associated with implementation of the General Plan 2035 in the City of Murrieta.
- Update the City's CAP to address new State and regional goals since the adoption of the 2011 CAP and the proposed changes to land use designations in certain areas within the City as part of the GPU. Provide a legally defensible environmental foundation upon which discretionary actions may be evaluated.
- Provide an analysis in the SEIR related to the possible future annexation of an area into the Eastern Municipal Water District (EMWD) which is currently not served by a water district. No annexation into the EMWD is proposed as part of the Project; however, the SEIR will include a facilities assessment that the Riverside Local Agency Formation Commission would require as part of the information needed for a future annexation request by the City.

### 3.4 Project Characteristics

Major components of the proposed Project include:

- Additions, deletions, or modifications to the 2011 General Plan goals, policies, exhibits and implementation to address changes in State law enacted since the adoption of the 2011 General Plan (Appendix H).
- Update of General Plan development projections to the year 2035.
- Update of the existing General Plan 2035 Land Use Policy Map (Exhibit 3-2) in six key areas.
- Update of the Land Use Element with a new land use designation (Innovation) and a revised mix and location of land use designations in six key areas as shown on the proposed General Plan 2035 Land Use Policy Map (Exhibit 3-3).
- Revisions to the 2011 General Plan Focus Areas exhibits, text and policies.
- Creation of the new Innovation zoning district and an amendment to the City's Development Code to incorporate the new zone (Appendix I)
- Update of the existing Zoning Map (Exhibit 3-4) so that it is consistent with the proposed General Plan 2035 Land Use Policy Map as shown on the proposed Zoning Map (Exhibit 3-5).
- Update of emissions inventory, projections, targets, and GHG reduction strategies and measures for the CAP Update..

The SEIR will also include analysis related to the possible future annexation of an area identified on Exhibit 3-3 (General Plan 2035 Land Use Policy Map) into the EMWD. No



annexation into the EMWD is proposed as part of the Project; however, the SEIR will include a facilities assessment that the Riverside Local Agency Formation Commission would require as part of the information needed for a future annexation request by the City. The proposed Project will provide the City Council, Planning Commission, City Staff, and the entire community with updated plans to guide the City's decision-making and development processes through 2035.

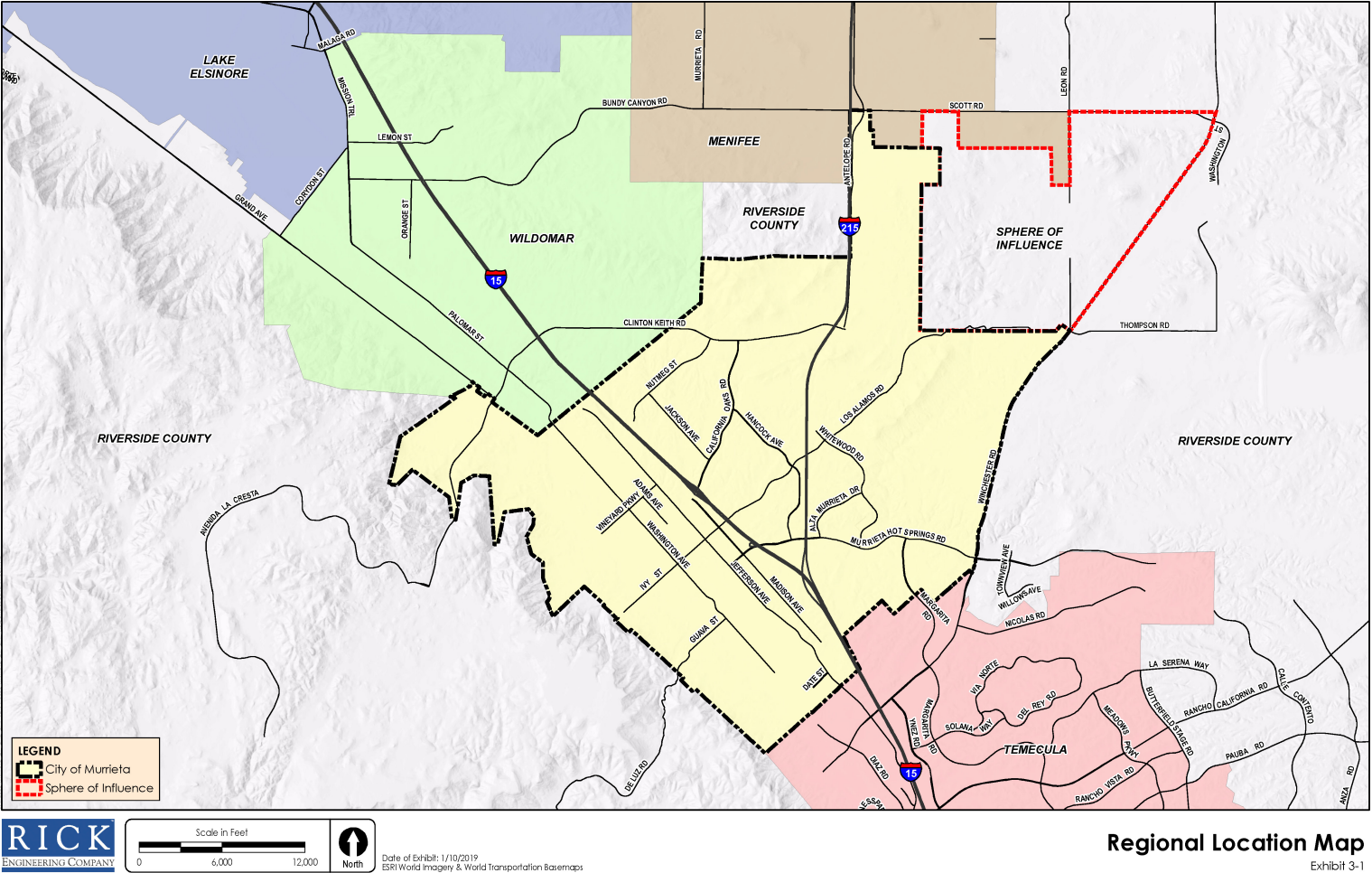
### 3.4.1 Climate Action Plan

The Climate Action Plan Update (CAP Update) serves as a comprehensive roadmap of actions that the City of Murrieta will take to achieve its fair share of greenhouse gas (GHG) reductions consistent with State laws, policy, and goals, and the latest climate change science. The CAP Update has also been prepared to meet the requirements of CEQA Guidelines Section 15183.5(b) regarding plans for the reduction of GHG emissions. Doing so creates the opportunity for the City to streamline the analysis of GHG emissions during the environmental review process for future projects that implement the GPU

As mentioned above in Section 3.2, in 2011, the City of Murrieta adopted its first CAP (2011 CAP), as part of the City's 2011 General Plan Update. This 2020 CAP Update (CAP Update) was prepared concurrently with a focused update of the City's General Plan to be consistent with State legislation and guidance released since the 2011 CAP was adopted. The 2011 CAP's GHG emissions baseline inventory was for the year 2009 and established emission forecasts for 2020 and 2035 with a GHG reduction target year of 2020, which aligned with the State goals at that time. The CAP Update provides an updated baseline year of 2016, emissions forecasts for 2030, 2035, and 2050 with GHG emission targets for 2030 and 2035. The CAP Update focuses primarily on reducing emissions by 2030 and 2035, and also establishes a 2050 goal.

The proposed land use pattern of the General Plan Update is a crucial component of the City's strategy to reduce GHG emissions by locating residential units in close proximity to potential job opportunities at the employment areas in the proposed and existing Innovation, Business and Office Research Park designated areas. The proposed land use pattern creates opportunities for trips to be made by walking, bicycling, or short vehicle trips, in addition to providing economic benefits.

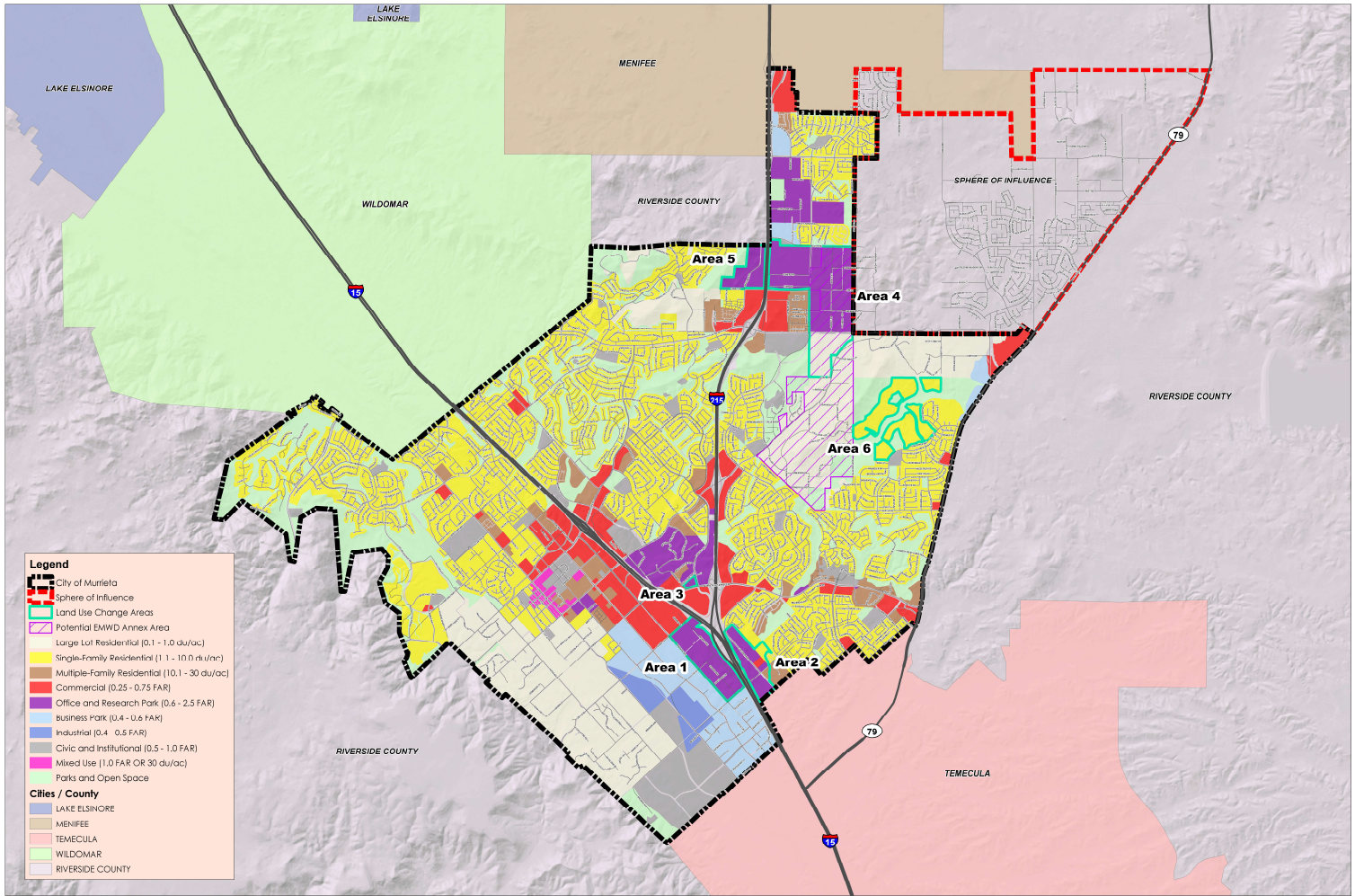
Project Description







## Project Description



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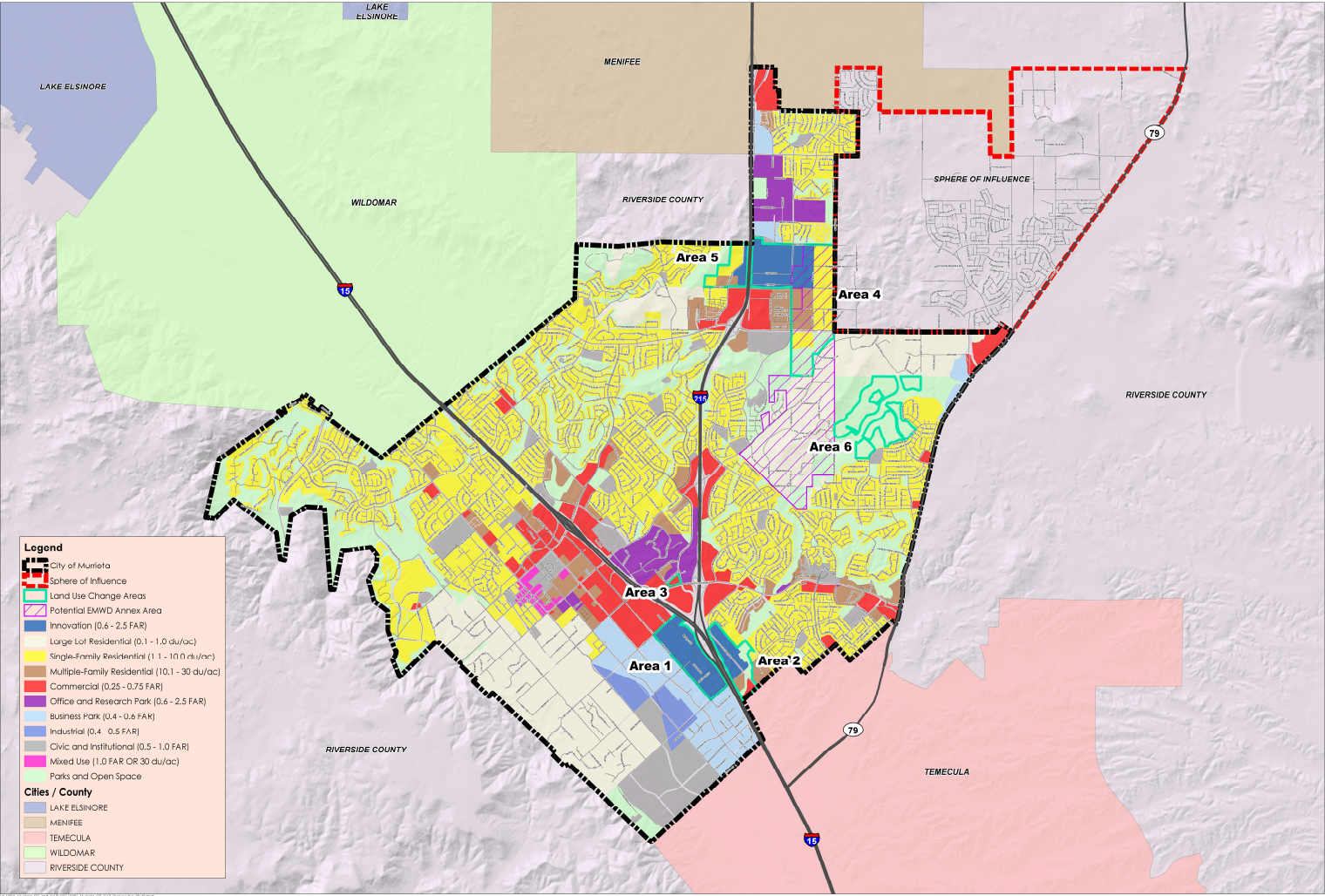
Scale in Feet  
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Date of Update: 10/1/2019  
GIS: [redacted] [redacted] [redacted]

## Existing General Plan 2035 Land Use Policy Map

Exhibit 3-2

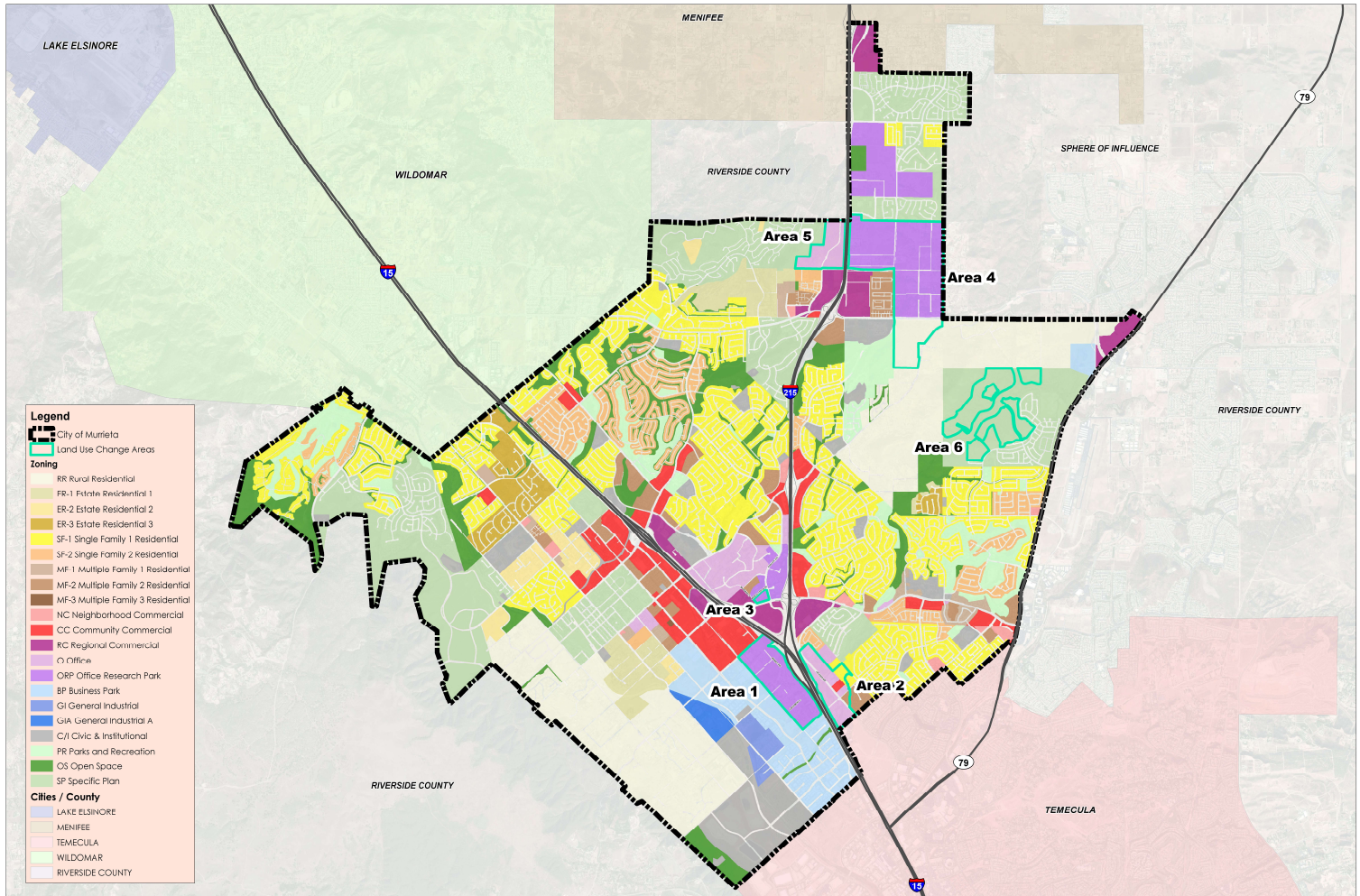
# Project Description







## Project Description



**RICK**  
ENGINEERING COMPANY  
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Scale in Feet  
0 1,000 2,000 3,000 4,000  
Date of Exhibit: 01/10/2019  
City of Murrieta, CA  
EIR Map Project Number: 10/18/2018

## Existing Zoning Map

Exhibit 3-4



## A stylized illustration of a row of colorful houses in various shades of yellow, orange, and brown, set against a green hill and a light blue sky. The houses have different architectural styles, including a clock tower on the right.



Exhibit 3-5



## 3.5 Comparison of Proposed Project to Approved Project

### 3.5.1 General Plan

The proposed Project supersedes the 2011 Murrieta General Plan and subsequent General Plan Amendments through 2018. This is a focused update and, as such, many portions of the 2011 General Plan will remain unchanged. This section summarizes the major changes between the 2011 General Plan and the proposed Project as well as the new Innovation zoning district.

The existing 2011 General Plan 2035 Land Use Policy Map (Exhibit 3-2) identifies the type, location, and density/intensity of future development within the City of Murrieta. There are two key differences between the 2011 General Plan Land Use Policy Map and the proposed General Plan 2035 Land Use Policy Map (Exhibit 3-3) which are found within six key areas. The location of the six key areas are depicted on both the existing and proposed Land Use Policy Maps. The first difference is that the proposed Project contains a new land use designation, Innovation. The second difference is the mix and location of land use designations within the six key areas.

#### New Land Use Designation

The new land use designation, Innovation, is defined below.

***Innovation [.6 – 2.5 Floor Area Ratio (FAR)].*** The Innovation designation provides for a wider variety and intensity of non-residential uses allowed elsewhere in the City with the goal of providing a cutting edge and campus-like mixed-use business setting. The Innovation designation provides for employment intensive uses such as business and medical offices, corporate headquarters, medical services, research and development, education, technological advancement, makers labs (such as people using digital tools to design new products), craftsman products (such as furniture and window design/construction), and hotels. The designation also provides for a limited amount of commercial uses for the sale of products made in facilities on-site and restaurants that support the employment and primary uses.





### Land Use Map Changes

A summary of the changes in the mix and location of land use designations within the six key areas depicted on Exhibits 3-2 and 3-3 follows below.

#### Area One:

Location: Bordered by Elm Street to the south, Madison Avenue to the west, Guava Street to the north, and the I-15 to the east

Existing Land Use Designations: Office Research Park

Proposed Land Use Designations: Innovation

#### Area Two:

Location: Bordered by a residential subdivision to the north, the City's boundary with the City of Temecula to the south, I-15 to the west, and residential subdivisions, open space areas and a creek to the east.

Existing Land Use Designations: Office Research Park, Commercial, Single-Family Residential, Multi-Family Residential

Proposed Land Use Designations: Innovation, Parks and Open Space, Commercial, Multi-family Residential

#### Area Three:

Location: Bordered by Murrieta Hot Springs Road to the south, Sparkman Drive to the west, Medical Center Drive to the north, and Hancock Avenue to the east.

Existing Land Use Designations: Office Research Park and Civic and Institutional

Proposed Land Use Designations: Commercial

#### Area Four:

Location: Bordered by Whitewood Road and I-215 to the west, Baxter Road to the north, Menifee Road to the east, and Los Alamos Road to the southeast.

Existing Land Use Designations: Office Research Park, Large Lot Residential

Proposed Land Use Designations: Innovation, Single-Family Residential, Multi-family Residential, Parks and Open Space

#### Area Five:

Location: Bordered by the City's boundary with the County of Riverside to the north, Open Space areas to the west, I-215 to the east, and Linnel Lane to the south.

Existing Land Use Designations: Office Research Park

Proposed Land Use Designations: Innovation, Single-Family Residential, Multi-Family Residential

#### Area Six:

Location: Bordered by Big Dipper Way, Via Mira Mosa, and Ariel Street to the south, Maximillian Avenue to the east, Donald Road to the north, and open space



areas to the west.

Existing Land Use Designation: Single-Family Residential

Proposed Land Use Designation: Parks and Open Space

### Policy Revisions

The proposed Project also includes policy revisions to address changes in State law enacted since the adoption of the 2011 General Plan as well as subsequent amendments to exhibits, graphs, tables, maps and text. Key policy issues since the 2011 General Plan that are addressed in the proposed Project include: wildfire risks and preparation (SB 1249), climate adaptation and resiliency (SB 379); transitioning to VMT analysis from LOS for traffic (SB 743); and environmental justice (SB 1000). In addition, the Focus Areas and associated exhibits, text, and policies from the 2011 General Plan have been revised. The revised, new and/or deleted policies are listed below by General Plan element. The policy revisions will be further discussed in the SEIR (Sections 4.0).

### Land Use Element - Revised and/or New Policies

- LU-6.4 Establish the North Murrieta Business Corridor as a regional center for medical services and research.
- LU-6.5 Actively seek private sector investment of high quality job creators that support and enhance the Loma Linda University Medical Center, Kaiser Permanente, and Rady Children's Hospital.
- LU-6.6 Support the future development and expansion of the Loma Linda University Medical Center campus.
- LU-6.7 Encourage the development of "flex tech" uses in the Business Park and Industrial use areas.
- LU-6.8 Update the Development Code to limit commercial uses in the Business Park and Industrial Use areas.
- LU-6.9 Encourage the development of a job-creating center of office, research, technology, and commercial activity to complement the regional orientation of the land use plan for the area bounded by the I-15 and I-215 freeways and Murrieta Hot Springs Road.
- LU-6.10 Encourage opportunities for retail, office, and research uses to complement and serve existing uses in the North Murrieta Business Corridor Focus Area.
- LU-6.11 Revitalize private and public lands in need of redevelopment or those that are underdeveloped due to lack of public facilities and revitalization.



- LU-7.9 Encourage opportunities for complementary retail and service uses to serve local residents and the daytime employment population.
- LU-7.10 Encourage a range of retail uses that serve local residents and the region.
- LU-9.8 Ensure adequate buffers are provided between residential and non-residential uses.
- LU-11.9 Ensure that the design of buildings in the North Murrieta Business Corridor help to create a distinctive and cohesive look to reinforce this Focus Area as a major gateway into the City.
- LU-11.10 Ensure that the design of buildings in the South Murrieta Business Corridor help to create a distinctive and cohesive look to reinforce this Focus Area as a major gateway into the City.
- LU-11.11 Ensure that uses are designed to reflect the natural topography.
- LU-11.12 Ensure appropriate buffers are provided between Rural, Single-Family, and Multiple-Family Residential uses.
- LU-11.13 Encourage Office and Research Park uses that are complementary to the Civic Center and the Downtown Murrieta Specific Plan.
- LU-12.2 Allow for Office and Research Parks and Innovation developments of a more intense nature in terms of height than other areas of the City.
- LU-13.11 Bring together the property owners in the Los Alamos Hills area to determine the land area to be included in a future Specific Plan.
- LU-13.12 Bring together the property owners to develop a consensus-based Specific Plan.
- LU-13.13 Encourage the Los Alamos Hills community groups, such as the Citizens for Quality of Life in Murrieta (CQLM), and property owners to work together with infrastructure providers and the City to identify infrastructure needs and costs, as well as financing options and timing for roads, road improvements, and water and sewer infrastructure, throughout the future Los Alamos Hills Specific Plan area.
- LU-17.3 Encourage the location of civic, institutional, office uses, and other job-creating uses in downtown Murrieta. Supportive commercial activities and residential development should be encouraged.



- LU-17.4 Encourage the development of community amenities such as libraries, museums, galleries, theaters, and other cultural activities within downtown Murrieta area.
- LU-17.6 Encourage mixed-use development projects within downtown Murrieta that create a pedestrian style living environment and encourage use of mass transit.
- LU-17.7 Update the Downtown Murrieta Specific Plan as necessary to enable the area to serve its functional role, and to carry forward a program of infrastructure development.
- LU-18.12 Require new development in compatibility zones that is 10 acres or larger in area shall incorporate open space area in compliance with the Riverside County Airport Land Use Compatibility Plan Section 4.2.4 and in compliance with the applicable compatibility zones requirements in the French Valley Airport Land Use Compatibility Plan.

### Land Use Element - Deleted Goals and/or Policies

#### REDEVELOPMENT

<b>GOAL LU-12</b>	<b>Effective use of redevelopment as a tool for economic development and community improvement.</b>
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#### POLICIES

- LU-12.1 Continue to prioritize commercial, industrial, and residential revitalization within the redevelopment project area.
- LU-12.2 Revitalize private and public lands in need of redevelopment or those that are underdeveloped due to lack of public facilities and revitalization.
- LU-12.3 Provide yearly review of the City's redevelopment program under the California Community Redevelopment Law to coordinate and pursue community improvement and revitalization activities.
- LU-12.4 Ensure conditions of blight are evaluated, as needed, to ensure the Redevelopment Plan is reflective of community needs.

#### NORTH MURRIETA BUSINESS CORRIDOR FOCUS AREA



**GOAL LU-14**    **The North Murrieta Business Corridor will become an employment center for high-quality medical, high technology, and research jobs.**

### **POLICIES**

- LU-14.1      Establish the North Murrieta Business Corridor as a regional center for medical services and research.
- LU-14.2      Support the future development and expansion of the Loma Linda University Medical Center campus.
- LU-14.3      Actively seek private sector investment of high quality job creators that support and enhance the Loma Linda University Medical Center.
- LU-14.4      Encourage opportunities for complementary retail and service uses to serve local residents and the daytime employment population.
- LU-14.5      Provide for Office and Research Park developments of a more intense nature in the North Murrieta Business Corridor Focus Area in terms of height than other areas of the City.
- LU-14.6      Ensure that the design of buildings in the North Murrieta Business Corridor help to create a distinctive and cohesive look to reinforce this Focus Area as a major gateway into the City.

Refer to related policies in the Land Use Element: Policy LU-3.2 regarding buffering residential uses from incompatible uses.

### **CLINTON KEITH/MITCHELL FOCUS AREA**

**GOAL LU-15**    **The Clinton Keith/Mitchell area will provide for a mix of land uses, including high-quality residential, regional-serving commercial, and job-creating uses.**

### **POLICIES**

- LU-15.1      Ensure appropriate buffers are provided between Rural, Single-Family, and Multiple-Family Residential uses.
- LU-15.2      Ensure adequate buffers are provided between residential and non-residential uses.





LU-15.4 Encourage opportunities for retail, office, and research uses to complement and serve the uses in the North Murrieta Business Corridor Focus Area.

LU-15.5 Encourage a range of retail uses that serve the local residents.

### **GOLDEN TRIANGLE NORTH (CENTRAL MURRIETA) FOCUS AREA**

**GOAL LU-16 The Golden Triangle North (Central Murrieta) area will become a local and regional generator of commerce.**

#### **POLICIES**

LU-16.1 Encourage the development of a job-creating center of office, research, technology, and commercial activity to complement the regional orientation of the land use plan for the area bounded by the I-15 and I-215 freeways and Murrieta Hot Springs Road.

LU-16.2 Provide for Office and Research Park developments of a more intense nature in the Golden Triangle North (Central Murrieta) Focus Area in terms of height than other areas of the City.

### **SOUTH MURRIETA BUSINESS CORRIDOR FOCUS AREA**

**GOAL LU-17 The South Murrieta Business Corridor will become a center of commerce that provides a complementary mix of high-quality business park, industrial, and office development.**

#### **POLICIES**

LU-17.1 Encourage the expansion of a job-creating center of office, research, technology, business park, and industrial activity within the area generally bounded by the I-15 freeway on the east, Cherry Street on the south, Washington Avenue on the west, and Brown Street on the north.

LU-17.2 Encourage the development of “flex tech” uses in the Business Park and Industrial use areas.

LU-17.3 Provide for Office and Research Park developments of a more intense nature in the South Murrieta Business Corridor Focus Area in terms of height than other areas of the City.

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- LU-17.4 Ensure that the design of buildings in the South Murrieta Business Corridor help to create a distinctive and cohesive look to reinforce this Focus Area as a major gateway into the City.
- LU-17.5 Update the Development Code to limit commercial uses in the Business Park and Industrial Use areas.

### MULTIPLE USE 3 (MU-3) AREA FOCUS AREA

**GOAL LU-18 A mix of residential, retail, and job-creating uses.**

#### **POLICIES**

- LU-18.1 Ensure appropriate buffers are provided between Rural, Single-Family, and Multiple-Family Residential uses both within and adjacent to the Multiple Use 3 Area Focus Area.
- LU-18.2 Ensure adequate buffers are provided between residential and non-residential uses both within and adjacent to the Multiple Use 3 Area Focus Area.
- LU-18.3 Encourage a range of retail uses that serve local residents and the region.
- LU-18.4 Encourage Office and Research Park uses that are complementary to the Civic Center and the Historic Downtown Specific Plan.

### LOS ALAMOS HILLS FOCUS AREA

#### Future Specific Plan for Los Alamos Hills Area

**GOAL LU-19 Preparation of a Specific Plan for the Los Alamos Hills area.**

#### **POLICIES**

- LU-19.1 Bring together the property owners in the Los Alamos Hills area to determine the land area to be included in a future Specific Plan.
- LU-19.2 Bring together the property owners to develop a consensus-based Specific Plan.
- LU-19.3 Encourage the Los Alamos Hills community groups, such as the Citizens for Quality of Life in Murrieta (CQLM), and property owners to work together with infrastructure providers and the City to identify infrastructure



needs and costs, as well as financing options and timing for roads, road improvements, and water and sewer infrastructure, throughout the future Los Alamos Hills Specific Plan area.

### **Economic Development Element – Revised, New, and/or Deleted Goals and Policies**

None

### **Circulation Element – Revised and/or New Policies**

- CIR-3.5 Continue to utilize the Neighborhood Traffic Management Program to provide all residential, commercial, and industrial properties sufficient and safe access for every vehicle.
- CIR-3.6 Use cool pavement technology and reduce amount of paved surfaces when designing new roads, sidewalks, parking areas, and bikeways. CIR-6.15 Utilize vehicle miles traveled (VMT) as the performance measure to be used for CEQA transportation analyses conducted in the City in order to be consistent with SB 743. VMT will be the performance measure for both land development and transportation projects as of July 1, 2020.
- CIR-7.9 Identify and map cooling centers in locations accessible to vulnerable populations and establish standardized temperature triggers for when they will be opened. Educate residents on heat-related risk and strategies to prevent heat-related illness.

### **Circulation Element – Deleted Goals and/or Policies**

None

### **Infrastructure Element – Revised and/or New Policies**

- INF-1.23 Utilize, where appropriate, public financing mechanisms, such as special assessment or community facilities districts to improve existing infrastructure or to install infrastructure in needed areas/or areas to stimulate development.
- INF-3.4 Bolster and/or upgrade existing transportation facilities and infrastructure that the City maintains that are determined to be vulnerable to extreme



weather to make them more resilient to periods of extreme weather events.

### Infrastructure Element – Deleted Goals and/or Policies

- INF-1.24 Consider the use of redevelopment financing, where appropriate, to provide infrastructure in areas where the City wishes to stimulate development.

### Healthy Community Element – Revised and/or New Policies

- HC-2.7 Educate decision makers and the public on the principles of environmental justice.
- HC-2.8 Continually monitor those areas of the City most vulnerable to pollution and environmental hazards through CalEnviroScreen or other tool(s) recommended by the State.
- HC-2.9 Consider environmental justice issues and potential health impacts associated with land use decisions, including enforcement actions to reduce the adverse health effects of hazardous materials, industrial activity and other undesirable land uses, on residents regardless of age, culture, ethnicity, gender, race, socioeconomic status, or geographic location.
- HC-2.10 Consider environmental justice issues to ensure an equitable provision of desirable recreational facilities, public spaces, and other public amenities throughout the City.
- HC-2.11 Utilize a variety of communication techniques and social media tools to convey environmental justice issues and information to the public.
- HC-2.12 Inform potentially affected low-income and minority populations when new commercial and industrial developments are proposed with the potential for new sources of pollution.
- HC-2.13 Provide the opportunity for affected residents of new developments to participate in decisions that impact their health.
- HC-2.14 Provide translation and interpretation services at public meetings on land use and environmental issues affecting populations whose primary language is not English, as needed. Translation time for non-English



speakers shall be included and applied per Government Code Section 54954.3, or other applicable State laws.

### **Healthy Community Element – Deleted Goals and/or Policies**

None

### **Conservation Element – Revised and/or New Policies**

- CSV-2.6 Continue to participate in the Home Energy Opportunity (HERO) Program, which helps homeowners reduce energy bills and decrease water consumption through special financing options.
- CSV-2.7 Provide information to residents on water consumption rebates and water conservation-related education provided by the various water districts serving the City.
- CSV-9.10 Promote and expand the use of drought-tolerant green infrastructure, including street trees, and landscaped areas as part of cooling strategies in public and private spaces.
- CSV-11.1 Promote the protection and preservation of archaeological, cultural, historical, and architecturally significant sites, structures, districts, Native American resources, and natural features throughout the community, consistent with the Cultural Resource Preservation Ordinance, SB 18 and AB 52. Preferred methods of protection include avoidance of impacts, placing resources in designated open space and allocation of local resources and/or tax credits as feasible.
- CSV-12.9 Support the U.S. Department of Energy Weatherization Assistance Program grant recipients' weatherization services and pursue California Weatherization Assistance Program grants and/or other funding sources that can help to provide weatherization services for local residents.
- CSV-12.10 Support incentive programs including, but not limited to permit streamlining, permit fee reductions, or tax rebates to encourage the use of green roofs in residential and commercial buildings and/or the installation of solar photovoltaic (PV) carports in existing and future parking lots.
- CSV-12.11 Implement, and amend as necessary, a Climate Action Plan.
- CSV-13.1 Comply with the State's landfill diversion requirements.

### **Conservation Element – Deleted Goals and/or Policies**





None

### **Recreation and Open Space Element – Revised and/or New Policies**

- ROS-2.3      Ensure that recreation facilities provide access and accommodations for users with a range of developmental, cognitive, and physical abilities.
- ROS-6.1      Expand recreation programs for youth and teens, including before- and after-school care, sports and fitness, outdoor activity and excursions, camps, and arts education.
- ROS-6.5      Continue providing the Youth Advisory Committee for high school students.

### **Recreation and Open Space Element – Deleted Goals and/or Policies**

None

### **Air Quality Element – Revised and/or New Policies**

- AQ-1.4      Cooperate with the State and Southern California Association of Governments (SCAG) in the implementation of SB 375 – Regional Transportation Planning, Housing, CEQA and GHG Reduction Strategies.
- AQ-2.6      Reduce and mitigate the potential impacts of adjacent incompatible land uses, where feasible, using buffers and other design techniques.
- AQ-2.7      Encourage the planting of rows of fine-needle conifer trees along segments of freeways located in sensitive land use areas within 500 feet of I-215 and I-15. The trees shall be located on the side of the freeway that is between the receptors and the freeway segment. Specific tree species and site design parameters shall be evaluated at the time of development application to determine the most effective barriers for limiting toxic air contaminant exposure.
- AQ-2.8      New buildings with indoor conditioned space located within 500 feet of I-215 and I-15 shall be equipped with particle filtration systems and devices, specifically high-efficiency filtration with mechanical ventilation or portable high efficiency air cleaners, to reduce indoor pollution concentrations as determined by a specialist certified by the American Society of Heating, Refrigeration, and Air-Conditioning Engineers (ASHRAE). An ongoing maintenance plan for the air filtration system shall be required.



- AQ-2.9 Utilize adequate buffering and other land use practices to facilitate the compatibility between industrial and non-industrial uses.
- AQ-2.10 New land uses that have the potential to generate stationary source emissions shall be required to obtain a permit from the South Coast Air Quality Management District.
- AQ-6.7 During the design review process, encourage the use of measures to reduce indoor air quality impacts (i.e., air filtration systems, kitchen range top exhaust fans, and low-VOC paint and carpet for new developments near busy roadways with significant volumes of heavy truck traffic).

### **Air Quality Element – Deleted Goals and/or Policies**

None

### **Noise Element – Revised and/or New Policies**

- N-2.7 Require that new mixed-use developments be designed to limit potential noise from loading areas, refuse collection, and other noise generating activities typically associated with commercial activity through strategic placement of these sources to minimize noise levels on-site.
- N-2.9 Orient residential units within mixed-use developments, where possible, away from major noise sources.
- N-2.10 Locate balconies and operable windows of residential units within mixed-use developments away from the primary street and other major noise sources, where possible, or provide appropriate mitigation.
- N-4.4 Encourage the City to purchase and use municipal vehicles or noise-generating mechanical equipment that complies with noise standards specified in the City's Municipal Code, or other applicable codes.

### **Noise Element – Deleted Goals and/or Policies**

None

### **Safety Element– Revised and/or New Policies**

- SAF-1.2 Coordinate emergency responses and planning for hazards with agencies at the County, regional, state, and federal levels.

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- SAF-3.5 Develop and maintain floodplain inundation evacuation plans in cooperation with the Riverside County Flood Control and Water Conservation District and MFR.
- SAF-3.6 Maintain an active swift water rescue program and response in MFR.
- SAF-3.7 The City shall continue to participate in the National Flood Insurance Program's (NFIP) Community Rating System (CRS) which provides a voluntary incentive program that recognizes and encourages community floodplain management activities that exceed minimum NFIP requirements.
- SAF-3.8 The City will continue to update and implement the City's local Hazard Mitigation Plan and Climate Action Plan.
- SAF-3.9 The City will improve flood warning and information dissemination and develop robust multi-lingual educational and outreach materials accessible across multiple media forms (e.g., radio, text messaging) to publicize the potential flood risk day-to-day, emergency supplies, pet protection, key terminology, electrical safety, and evacuation routes in the case of flooding.
- SAF-4.2 Develop dam failure evacuation plans in cooperation with the Riverside County Flood Control and Water Conservation District and MFR.
- SAF-5.2 Provide public safety education programs through MFR to reduce accidents, injuries and fires, as well as to train members of the public to respond to emergencies.
- SAF-5.3 Continue to coordinate emergency services with Riverside County, CAL FIRE, and all other agencies and districts with fire protection powers through automatic and mutual aid agreements.
- SAF-5.4 Ensure that outlying areas in the City can be adequately served by the fire communication systems as new development occurs.
- SAF-5.5 Require that all dedicated open space or undeveloped areas meet specifications for wildland fire safety.
- SAF-5.6 Require that all structures and facilities in the City adhere to City, State and National regulatory standards such as the International Building and Fire Codes and other applicable fire safety standards.



- SAF-5.7      Involve MFR in the early design stage of all projects requiring review to ensure MFR input and appropriate modifications and fire safe design is incorporated in future development.

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**GOAL SAF-6      Murrieta Fire & Rescue provides a timely response to fire and other emergencies.**

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### POLICIES

- SAF-6.1      Provide a total response time within the city of 6:04 minutes for medical emergencies and an effective response force (all resources dispatched to arrive at scene) for fire incidents of 10:24 minutes as measured by NFPA 1710 Standards and the Community Risk Assessment - Standards of Cover.
- SAF-6.2      Ensure that each Paramedic Engine Company provides the capability to treat moderate or greater injuries, advance a hose line for fire control, and to effect a rescue of trapped occupants among other emergency operation tasks.
- SAF-6.3      Provide adequate levels of emergency response personnel for all areas of the City.
- SAF-6.4      Ensure sufficient personnel and appropriate apparatus to provide emergency operations and fire suppression for mid and high rise buildings and large warehouses pursuant to the Community Risk Assessment - Standards of Cover.
- SAF-6.5      Locate, staff, and equip MFR apparatus to provide service to all areas within the City within a maximum of 10:24 minutes total response time for 90 percent of all large scale emergency incidents which include structure fires, mass casualty, hazardous materials or natural or man-made disasters.
- SAF-6.6      Continue to incorporate Emergency Medical Dispatch into the dispatching system to provide emergency medical assistance to callers.
- SAF-6.7      Strategically cross-train MFR personnel in special operations including Urban Search and Rescue, swift water rescue, and hazardous materials decontamination, wildland fire and disaster management.
- SAF-6.8      Maintain and monitor a MFR Strategic Plan to address staffing and facility needs, service goals, deployment strategies, and other department goals.

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- SAF-6.9 Strive to achieve an Insurance Services Office (ISO) Public Protection Classification of 3 in areas with fire hydrants and 9 in areas that are not connected to an existing water district distribution system.
- SAF-6.10 Review the adequacy and accessibility of the fire protection infrastructure annually relative to growth and development.
- SAF-6.11 Coordinate with CAL FIRE, California's Office of Emergency Services and other local fire districts to identify strategies that ensure the capacity and resilience of escape routes potentially compromised by wildfire, including emergency evacuation and supply transportation routes.
- SAF-6.12 Monitor and evaluate evacuation routes when new roads are constructed, improved or connected through the region in coordination with other agencies, such as adjacent cities and WRCOG.
- SAF-6.13 Expedite reviews for building permits for the reconstruction of fire damaged structures.
- SAF-7.1 Continue to require development in very high fire hazard areas to use fire-resistant building materials and landscaping, and to meet the required codes, standards and specifications for fuel modification, access, and water facilities.
- SAF-7.2 Require all new development to be located in or adjacent to wildland areas to assess its vulnerability to fire and its potential as a source of fire through a Fire Protection Plan analysis.
- SAF-7.4 Promote community education about preventing wildfire ignition, using fire-resistant building features, creating defensible space around homes, evacuation routes, and legal brush clearance requirements.
- SAF-7.5 Continue to implement a proactive vegetation management program to reduce fire hazards on private properties.
- SAF-7.6 MFR will consider different forms of mitigation for new residential development in Very High Fire Zones to minimize potential fire hazards.
- SAF-7.7 Locate essential public facilities outside Very High Fire Zones when feasible with consideration that the local surrounding cities are also growing and development may fill in between and essential public facilities may be necessary in these areas.
- SAF-7.8 Update General Plan Exhibit 12-8, Very High Fire Hazard Severity Zones, to maintain consistency with CAL FIRE's recommendations.





- SAF-8.10 Ensure that all MFR personnel are trained and ready to operate at the level of Hazardous Materials First Responder.
- SAF-8.12 Ensure that MFR personnel receiving training to achieve the Hazardous Materials Technician level.
- SAF-12.2 Support a safe, secure, and technologically advanced Emergency Operations Center (EOC) to coordinate the City's response to disasters, and maintain training of City personnel in the operations of the EOC.
- SAF-12.6 Participate in regularly scheduled disaster exercises to better prepare Police, Fire, Public Works and other City employees with disaster responsibilities.

### **Safety Element – Deleted Goals and/or Policies**

None

### **Housing Element – Revised Goals and/or Policies**

#### **Action 1.1 – General Plan Review**

The City of Murrieta recognizes that the General Plan and City's Development Code are crucial tools that guide development in the City. These tools can also create barriers if they are not reviewed and updated to reflect the needs of the community. To address and prevent development barriers the City will periodically review the Land Use Element of the General Plan, as well as the Development Code and Subdivision Ordinances, to ensure that housing opportunities for all income groups are provided. In 2011 the City Council adopted the General Plan 2035 and in late 2012 the City was in the process of updating the Zoning Code to be consistent with the changes made to the General Plan. To simplify the General Plan, the number of land use designations was reduced to allow for more flexibility in new development. Within the Zoning Code update process any barriers to affordable housing that are identified, where appropriate, will be removed. Once the Zoning Code is updated for consistency with the General Plan, the City will review the Zoning Code on a biannual basis, periodically correcting inconsistencies that may exist.

- *Responsible Agency: Murrieta Planning Division*
- *Timeframe: Ongoing, 2014-2021*
- *Potential Funding Source: General Fund*
- *Objective: Periodically review the Zoning Code for inconsistencies and standards that may prevent the development of affordable housing.*



### Action 1.5 - Lot Consolidation Program

Parcels located in downtown Murrieta as well as the Downtown Murrieta Specific Plan area and the TOD Overlay Program area tend to be smaller and in some cases, narrow and/or shallow in size, adding an additional constraint to the development of housing. In order to encourage the development of residential and mixed-use projects, the City offers incentives such as a reduction in development standards (i.e. lot size, parking, and open space requirements) to encourage and facilitate consolidation of adjacent parcels to allow for a larger cohesive development. The City, with assistance from Riverside County, may also offer to subsidize a portion of development fees to encourage lot consolidation and to promote more intense residential and mixed use development on vacant and underutilized sites within the downtown Murrieta region.

- *Responsible Agency: Murrieta Housing Authority and Planning Division*
- *Timeframe: Ongoing, as projects are submitted to the Murrieta Planning Division*
- *Potential Funding Source: General Fund*
- *Objectives: The City will continue to promote the program at City Hall, on its website and will evaluate requests for modifications on a case by case basis*

### Action 2.1 –Property Maintenance Enforcement

Enforce and expand where necessary, the property maintenance provisions embodied in the Uniform Building Code and the Development Code in order to conserve and improve the quality of the housing units in the City. The City's housing stock is generally in good condition as majority of the units were constructed during or after the 1980's. Consequently, potential code violations are identified by complaints reported to the City and are addressed by the City's police department and when appropriate Community Development staff. These efforts are intended to result in the continued maintenance of housing units throughout the City. If a property requires significant repairs or maintenance, code enforcement officials will inform property owners of any rehabilitation loans or grants provided through Riverside County that are be available to address such issues.

- *Responsible Agency: Development Services and Code Enforcement*
- *Timeframe: Ongoing, 2014-2021*
- *Potential Funding Source: General Fund*
- *Objective: Maintain the quality of the existing housing stock by addressing code violations as they are reported. Refer eligible property owners to Riverside County programs if property maintenance funding is needed.*



### Action 4.3– Homeless Assistance Program

The City co-founded the Regional Homeless Alliance, a five-city collaborative that connects local governments, enforcement agencies, and nonprofit organizations. Through this collaboration, hundreds of homeless individuals and families have found resources to remain housed. The mission of the program is to further improve the quality of life by developing residents', businesses' and visitors' awareness, understanding, and participation in a comprehensive strategy to solve homelessness in Southwest Riverside County. This will be accomplished through outreach, housing navigation, encampment cleanups, and implementing a GIS mapping platform. Currently the City assists numerous local nonprofit organizations through the Riverside County CDBG program, including: Community Food Pantry of Murrieta, Boys and Girls Club of SW Riverside County, Michelle's Place, Safe Alternatives for Everyone (S.A.F.E.), Rose Again Foundation (foster youth), and the Assistance League of Temecula Valley. The City will continue to assist local organizations in applying for CDBG funding and other sources of funding (e.g., Homeless Emergency Aid Program) through the County, allowing them to provide irreplaceable services to extremely low-income families in the community.

- *Responsible Agency: Community Services Department and Police Department*
- *Timeframe: Ongoing 2014-2021*
- *Potential Funding Source: Riverside County CDBG and other potential sources of funding (e.g., HEAP)*
- *Objective: Monitor the number of homeless individuals in the City and provide referrals to the appropriate organizations. Also provide information about tenant and landlord housing rights at City Hall, on the City's website and in other public places to increase awareness.*

### Action 5.2 – Provide Emergency and Transitional Housing

Extremely low-income households and households with special needs have limited housing options in Murrieta. Housing types appropriate for these groups include: emergency shelters, transitional housing, supportive housing, and single-room occupancy (SRO) units. To accommodate this population group the City amended the Development Code to define transitional and supportive housing as residential use, and considered subject only to those restrictions that apply to other residential uses in that same zone. The City also revised the Zoning Code to permit emergency shelters by right without a Conditional Use Permit or other discretionary action in the Business Park (BP) zone and will ensure that a proposed shelter is subject to only the development standards as permitted by State law. These zones are appropriate to accommodate emergency shelters as they are typically located along major arterial roadways with access to employment centers and near stores and other services. There are currently 376 acres of vacant land zoned BP, including sites between 2 and 5 acres, in size that

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are appropriate and able to accommodate a shelter of approximately 20 beds if one is proposed. It is estimated that there are approximately 17 sites zoned Business Park between 2 and 5 acres in size, which is more than sufficient to accommodate at least one emergency shelter.

The City will continue to monitor the inventory of sites appropriate to accommodate emergency and transitional housing and will work with the appropriate organizations to ensure the needs of homeless and extremely low income residents are met. The City is committed to prioritizing funding and other available incentives for projects that provide housing for extremely low income residents whenever possible. Additionally, as mentioned in Action 4.3, the City also partners with homeless assistance service providers and will continue to do so throughout the planning period.

- *Responsible Agency: Murrieta Planning Division*
- *Timeframe: Ongoing, 2014-2021*
- *Potential Funding Source: General Fund*
- *Objectives: Ensure that the housing need of all residents is met by providing opportunities for transitional housing, emergency shelters and SRO units to be accommodated within the City. Prioritize available incentives for extremely low income households.*



### Growth Assumptions

Table 3-1 below depicts the growth assumptions for the 2011 General Plan based on existing 2018 land use designation acreages. In total, the existing General Plan based on existing 2018 land use designation acres, anticipates 44,351 residential dwelling units and 48,764,774 square feet of non-residential uses.

**Table 3-1  
2011 General Plan 2035 Land Use Summary<sup>1</sup>**

Land Use Designation	Acres	Density Standard (du/ac)	Intensity Standard (FAR)	2035 Estimated Buildout	
				DU	SF
Large Lot Residential	3,030.62	0.4 - 1.0		939	
Single-Family Residential	6,255.31	1.1 - 10.0		30,338	
Multiple-Family Residential	661.56	10.1 – 30.0		12,318	
Commercial	1,266.58		0.25 – 0.75	4	17,655,112
Office and Research Park	1,353.70		0.6 -2.5	20	15,921,136
Business Park	717.35		0.4 – 0.6		9,999,285
Industrial	185.47		0.4 – 0.5		2,585,303
Civic and Institutional	1,064.88		0.5 – 1.0		1,391,585
Parks and Open Space	3,474.46				16,508
Mixed Use	59.68	30	1	731	1,195,844
Roads	3,441.07				
<b>TOTAL CITY ONLY</b>	<b>21,510.68</b>			<b>44,351</b>	<b>48,764,774</b>
Sphere of Influence	5,340.95				
<b>TOTAL WITH SPHERE OF INFLUENCE</b>	<b>26,851.63</b>				

Notes:

1. This table summarizes the projected buildout of the 2011 General Plan based on existing 2018 land use designations by acre.
2. du/ac = dwelling units per acre
3. FAR = Floor Area Ratio

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Table 3-2 below depicts the proposed Project's revised growth assumptions. In total, the proposed Project anticipates 45,923 residential dwelling units and 46,359,173 square feet of non-residential uses. As depicted in Table 3-2, a new land use designation (Innovation) is being incorporated into the proposed Project.

**Table 3-2**  
**Proposed General Plan 2035 Land Use Summary**

Land Use Designation	Acres	Density Standard (du/ac)	Intensity Standard (FAR)	2035 Estimated Buildout	
				DU	SF
Large Lot Residential	2,927.44	0.4 - 1.0		908	
Single-Family Residential	6,215.73	1.1 - 10.0		30,146	
Multiple-Family Residential	758.03	10.1 – 30.0		14,115	
Innovation	520.79		0.6 - 2.5		7,259,396
Commercial	1,279.26		0.25 – 0.75	4	17,831,861
Office and Research Park	516.91		0.6 -2.5	20	6,079,482
Business Park	717.35		0.4 – 0.6		9,999,285
Industrial	185.47		0.4 – 0.5		2,585,303
Civic and Institutional	1,064.81		0.5 – 1.0		1,391,494
Parks and Open Space	3,824.14				16,508
Mixed Use	59.68	30	1	731	1,195,844
Roads	3,441.07				
<b>TOTAL CITY ONLY</b>	<b>21,510.68</b>			<b>45,923</b>	<b>46,359,173</b>
Sphere of Influence	5,340.95				
<b>TOTAL WITH</b>	<b>26,851.63</b>				
<b>SPHERE OF INFLUENCE</b>					

**Notes:**

This table summarizes the proposed draft General Plan buildout. Buildout calculations described in this table are estimates.

The proposed Project's anticipated change in dwelling units and non-residential square feet over the 2035 estimated buildout from the 2011 General Plan<sup>1</sup> is:

- Addition of 1,572 dwelling units
- Reduction of 2,405,601 square feet of non-residential uses

<sup>1</sup> Includes 2018 land use designation acreages.





## 3.5.2 Zoning

The proposed Project includes the new Innovation zoning district to ensure consistency with the proposed Project's Innovation Land Use Designation. In addition, the zoning map has also been updated to ensure consistency with the changes in the proposed Project's Land Use Policy Map.

There are two differences between the City's existing Zoning Map (Exhibit 3-4) and the proposed Zoning Map (Exhibit 3-5) which are found within six key areas. The location of the six key areas are depicted on both the existing and proposed Zoning Maps. The first difference is that the proposed Zoning Map contains a new zoning district, Innovation. The second difference is the mix and location of zoning districts within the six key areas.

### Zoning Map Changes

A summary of the changes in the mix and location of zoning map changes within the six key areas depicted on Exhibits 3-4 and 3-5 follows below.

#### Area One:

Location: Bordered by Elm Street to the south, Madison Avenue to the west, Guava Street to the north, and the I-15 to the east

Existing Zoning District: Office Research Park

Proposed Zoning District: Innovation

#### Area Two:

Location: Bordered by a residential subdivision to the north, the City's boundary with the City of Temecula to the south, I -15 to the west, and residential subdivisions, open space areas and a creek to the east.

Existing Zoning Districts: Office; Multi-Family 2, Residential; Community Commercial; Single-Family 1, Residential

Proposed Zoning Districts: Innovation; Open Space; Community Commercial; Multi-Family 2, Residential

#### Area Three:

Location: Bordered by Murrieta Hot Springs Road to the south, Sparkman Drive to the west, Medical Center Drive to the north, and Hancock Avenue to the east.

Existing Zoning Districts: Office Research Park; Civic and Institutional

Proposed Zoning District: Community Commercial

#### Area Four:

Location: Bordered by Whitewood Road and I-215 to the west, Baxter Road to the north, Menifee Road to the east, and Los Alamos Road to the southeast.

Existing Zoning Districts: Office Research Park; Rural Residential

Proposed Zoning Districts: Innovation; Single-Family 2, Residential; Multi-family

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2, Residential; Open Space

### Area Five:

Location: Bordered by the City's boundary with the County of Riverside to the north, Open Space areas to the west, I-215 to the east, and Linnel Lane to the south.

Existing Zoning District: Office

Proposed Zoning Districts: Innovation; Single-Family 1, Residential; Multi-family 2, Residential; Multi-family 3, Residential

### Area Six:

Location: Bordered by Big Dipper Way, Via Mira Mosa, and Ariel Street to the south, Maximillian Avenue to the east, Donald Road to the north, and open space areas to the west.

Existing Zoning District: Specific Plan

Proposed Zoning District: Specific Plan (Open Space)